

**Hickory Grove Farm No. 5, layout of P.P. # 70-14-20-100-031 and -059, located at 7122 40<sup>th</sup> Ave. and 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, MI.**

## **REQUEST**

The request is for preliminary plat approval for 21 lots in the fifth phase of Hickory Grove Farm No. 5. The property is zoned LDR.

## **SUMMARY**

The plat had been tabled at the Oct.3 Planning Commission pending a connection to the property to the north. The plan has been revised to show a connection to the north in a future phase. The proposed layout of phase 5 is slightly different from the overall preliminary plat that was approved in 2001. Additional property has been acquired for this phase.

- a. Building envelopes appear to meet setback requirements, but will be reviewed for exactness at the time a building permit application is submitted for each lot. The minutes should note that lots 128, 129, 130, 131, 132, 133, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146 and 147 are all affected by an easement for detention area, drainage easement, or culvert. These conditions may result in the property owner's inability to place accessory structures such as accessory buildings or pools in areas that meet ordinance requirements. However, the minutes should reflect that these situations were self-created by the developer; thereby presenting the condition that standard (7) in Sec. 28.11(C) would not be met if the property owner were to request a variance due to these elements.

## **HISTORY**

Phase 1 was approved in 2001, phase 2 in 2001, phase 3 in 2002 and phase 4 in 2004.

## **OPTION FOR MOTION**

*If the Planning Commission determines that the plan is in compliance with Township ordinances, the following motion is recommended.*

**Motion: To recommend to the Township Board to grant tentative preliminary plat approval of Hickory Grove Farm No. 5, layout of P.P. # 70-14-20-100-031 and -059, located at 7122 40<sup>th</sup> Ave. and 36<sup>th</sup> Ave., as shown on the drawing dated 11-1-2012, on the basis that Township ordinances have been met with the following notations:**

- a. Building envelopes appear to meet setback requirements, but will be reviewed for exactness at the time a building permit application is submitted for each lot. The minutes should note that lots 128, 129, 130, 131, 132, 133, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146 and 147 are all affected by an easement for detention area, drainage easement, or culvert. These conditions may result in the property owner's inability to place accessory structures such as accessory buildings or pools in areas that meet ordinance requirements. However, the minutes should reflect that these situations were self-created by the developer; thereby presenting the condition that standard (7) in Sec. 28.11(C) would not be met if the property owner were to request a variance due to these elements.







**The following documents compliance with Township ordinances:**

|           |                          |              |           |
|-----------|--------------------------|--------------|-----------|
| ID number |                          | Date         | 11/9/2012 |
| Name      | Hickory Grove Farm No. 5 |              |           |
| Address   |                          |              |           |
| Use       | Preliminary Plat         | SUP required | NA        |

| REQUIREMENT                                                                      | PROVIDED | Needs or Comments |
|----------------------------------------------------------------------------------|----------|-------------------|
| Date, north arrow, scale                                                         | X        |                   |
| Name, address of preparer                                                        | X        |                   |
| Name, address of property owner or petitioner                                    | X        |                   |
| Location sketch                                                                  | X        |                   |
| Legal description                                                                | X        |                   |
| Size in acres of the property                                                    | X        |                   |
| Property lines and required setbacks shown and dimensioned                       | X        | a. easements      |
| Location of existing structures, drives, parking areas within 100 ft of boundary | X        |                   |
| Location and dimensions of existing and proposed structures                      | X        |                   |
| Location of existing and proposed drives (dimensions and radii), circulation     | X        |                   |
| Sidewalks, non-motorized paths-select streets, accel, decel lanes                | X        |                   |
| Signs, exterior lighting                                                         | NA       |                   |
| Curbing, parking areas, dimensions of typical space, number of parking spaces    | X        |                   |
| Calculations of parking spaces, unloading areas                                  | X        |                   |
| Location, pavement width, ROW of all abutting roads, easements                   | X        |                   |
| Existing zoning, and zoning and use of abutting property                         | X        |                   |
| Location of existing vegetation-parkway association                              | X        |                   |
| Location, type, size of proposed landscaping, streetscape, greenbelt             | X        |                   |
| Location, height, type of existing and proposed fences and walls                 | NA       |                   |
| Size, location of proposed, existing utilities, connections to water/sewer       | X        |                   |
| Location, size of surface water drainage facilities                              | X        |                   |
| Existing, proposed topo contours, max 5 ft intervals                             | NA       |                   |
| Rec/common areas, floodplain areas                                               | X        |                   |
| Special Use Standards, general and specific                                      | NA       |                   |
| Residential development extra requirements-attached garages                      | required |                   |